

Before the Board of Zoning Adjustment, D. C.

Application No. 11444, of David J. and Erma Dubois pursuant to Section 8207.11 of the Zoning Regulations for a variance from the 900 square feet minimum lot dimensions requirement as provided by Section 3101.1 as amended on June 27, 1963 to convert a two family flat in a R-4 District to a three unit apartment building to include the basement at the premises of 1115 Independence Avenue, S.E., Lot 814, Square 990.

PUBLIC HEARING: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The property is presently being used in a matter consistent with its zoned purpose.
2. At the time of purchase of the property, the owner was aware of the use he could make of the property.
3. The applicant needs the requested variance to benefit himself economically, by converting the existing basement to an apartment.
4. Opposition voiced at the public hearing included arguments that applicant had not established a practical difficulty or hardship as prescribed by the variance clause of the Regulations.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, the Board is of the opinion that the applicant has not established the existence of a hardship as required for the granting of a variance. The property was purchased for its present use and is being used as such. The applicant has failed to prove a practical difficulty inherent in the property which is necessary under Section 8207.11 of the Zoning Regulations.

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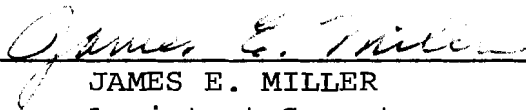
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ORDERED:

That the above application be DENIED.

VOTE: 5-0

ATTESTED By:



JAMES E. MILLER  
Assistant Secretary  
for the Board

FINAL DATE OF THIS ORDER: OCT 18 1973